

Affordable Housing Collaborative Program Update

A Collaboration of the City of San Diego Redevelopment Agency, Southeastern Economic Development Corp., Centre City Development Corp. and the San Diego Housing Commission

	Application Received	Agency Approval	Application Status	Project Name	Area	Developer	Total Units	Aff. Units	Aff. BRs	Subsidy Requested	Subsidy/ Aff. unit	Subsidy/ Aff. bdrm	Probable Funding Source	Tax Credits	Construction/ Review Update
1	6/2/2003	3/30/2004	PROJECT COMPLETED FY05 <i>APPROVED FY04</i>	Harbor View Project 379 beds/97 extremely low-income units - transitional. 98 bedrooms/379 beds. Total project cost: \$22.2 million.	Bankers Hill	San Diego Rescue Mission	97	97	98	\$2,000,000	\$20,619	\$20,408	Horton Plaza bonds	n/a	Completed. Occupancy date 8/11/04
2	4/1/2003	1/27/2004	PROJECT COMPLETED FY06 <i>APPROVED FY04</i>	Talmadge Senior Village 90 very low-income senior units; 1 manager unit; senior center; retail; 91 underground parking spaces. 92 bedrooms. Total project cost: \$15.7 million.	City Heights	Southern California Housing Development Corp.	91	90	92	\$5,290,000	\$58,778	\$57,500	\$1.7 mil. City Heights bonds, \$1.5 mil. Horton Plaza bonds, \$2.09 mil. Centre City low/mod TI, bonds	received 9% 1st round 2004	Completed. Occupancy date 05/22/06
3	7/2/2003	12/9/2003	PROJECT COMPLETED FY07 <i>APPROVED FY04</i>	Lillian Place 45 very low,14 low and 15 moderate-income family rental units; learning center; rehab. historic structure w/exhibit; tot lot; garden area; and paseo. 147 bedrooms. Total project cost: \$18.2 million.	Downtown	Wakeland Housing and Development Corporation	74	74	147	\$7,290,000	\$98,514	\$49,592	\$5.45 million Horton Plaza bonds \$1.84 million Centre City funding	received 9% 1st round 2004	Completed. Occupancy date January 2007
4	6/18/2004	5/3/2005	PROJECT COMPLETED FY08 <i>APPROVED FY05</i>	City Heights Square 150 very low income senior rental units. 150 bedrooms. Total project cost: \$27.2 million	City Heights	Chelsea Service Corp./Senior Comm. Centers	151	150	150	\$9,100,000	\$60,667	\$60,667	\$ 0.3 million City Heights funding \$8.8 million Centre City funding	received 9% 2nd round 2005	Completed. Occupancy date 09/20/07
5	6/2/2004	6/28/2005	PROJECT COMPLETED FY08 <i>APPROVED FY05</i>	Auburn Park (52nd & University Ave.) 42 very low and 25 low-income family rental units, 2 manager units. 123 bedrooms.	City Heights	Affirmed Housing	69	67	123	\$6,470,000	\$96,567	\$52,602	Centre City funding	received 9% 2nd round 2005	Completed. Occupancy date 12/20/07
COMPLETED SUBTOTAL							482	478	610	\$30,150,000	\$63,075	\$49,426			
1	9/5/2003	7/13/04;8/2/05	APPROVED FY05	94 & Euclid Residential Area Land acquisition for affordable housing development.	Southeastern San Diego	TBD	TBD			\$5,500,000			Centre City funding	n/a	Subsidy for land purchase only - approved w/proposal of 120 affordable rental units
2	10/13/2003	9/14/2004	APPROVED FY05	Island Market Center - North Block Site assembly and land acquisition for a 40,000 square foot site - for a project with an affordable housing element	Downtown	TBD	TBD			\$3,600,000			Centre City funding	n/a	Approved as the "Villagio" project - 164 for sale units, 33 moderate income
3	1/26/2004	3/15/2005	APPROVED FY05	Gateway Family Apartments 31 very low and 10 low-income family rental units (2 & 3 br). 110 bedrooms. Total project cost: \$13.92 million	Barrio Logan	Simpson Housing Solutions, LLC	42	41	110	\$3,630,000	\$88,537	\$33,000	Centre City funding	received 9% 1st round 2005	Groundbreaking 2005 - Estimated Completion early 2008
4	7/15/2005	4/4/2006	APPROVED FY 06	CentrePoint 312 for sale townhomes, flats and live/work, including 47 affordable units.	Crossroads	Douglas Wilson Companies	312	47	67	\$5,245,000	\$111,596	\$78,284	Developer advance to be repaid by the Redevelopment Agency with Centrepoint Tax Increment	n/a	TBD
5	3/29/2005	2/27/2007	APPROVED FY 07	Veterans Village, Phase II 112 very low-and low-income transitional housing beds.	North Bay	Vietnam Veterans of SD	112	112	112	\$4,200,000	\$37,500	\$37,500	North Bay Tax Increment / Bond Proceeds	n/a	Groundbreaking 2007
6	4/8/2005 <i>Revised 9/7/06</i>	7/10/2007	APPROVED FY 08	Los Vientos 62 very-low and 26 low income family units - 2,3 and 4 BRs. Total of 218 bedrooms.	Barrio Logan	AMCAL Multi-Housing, Inc.	89	88	218	\$8,298,000	\$94,295	\$38,064	Redevelopment Division Line of Credit - Tax Increment	received 9% 2nd round 2007	Groundbreaking Spring 2008
7	3/7/2007	7/10/2007	APPROVED FY 08	El Pedregal 44 - affordable rental units - 26 very low income and 18 low income, one manager unit (156 affordable bedrooms)	San Ysidro	Las Palmas/Global Premier/United Community	45	44	156	\$3,606,000	\$81,955	\$23,115	Redevelopment Division Line of Credit - Tax Increment	under consideration	Groundbreaking TBD
8	4/30/2007	7/10/2007	APPROVED FY 08	Verbena 80 - affordable units - 23 low-income, 56 very-low income and one manager unit. 27 two bedroom units and 53 three bedroom units - small and large families	San Ysidro	Chelsea Investment Corp.	80	79	210	\$5,586,000	\$70,709	\$26,600	Redevelopment Division Line of Credit - Tax Increment	under consideration	Groundbreaking TBD
9	11/23/2004 Update received July 2007	10/30/2007	APPROVED FY 08	Boulevard Apartments 24 very low-income housing units. 48 bedrooms.	North Park	S.V.D.P. Management, Inc.	24	24	48	\$2,400,000	\$100,000	\$50,000	Redevelopment Division Line of Credit - Tax Increment	n/a	Groundbreaking December 2007
APPROVED SUBTOTAL							704	435	921	\$42,065,000	\$96,701	\$45,673			
1	9/17/2004 Pending Revised Application	N/A	UNDER REVIEW	The Boulevard at North Park Considering 180 rental units: 14 low/mod income rental units. 20 affordable bedrooms.	North Park	American Property Enterprises	180	14	20	TBD	TBD	TBD	To be determined	n/a	Recommended by ELC in June 2005 To be reconsidered
2	4/25/2006 Pending Revised Application	N/A	UNDER REVIEW	Wesley Student Housing Mixed Use Student Housing and Campus Ministry. 56 units - 205 bedrooms (101 very low income and 102 low income)	College Corn.	Wesley House Student Residence, Inc.	56	55	205	\$5,500,000	\$100,000	\$26,829	To be determined	n/a	Under negotiation
3	3/29/2005 Pending Revised Application	N/A	UNDER REVIEW	Veterans Village, Phase III 24 - 3br apartments affordable to very low and low-income formerly homeless veterans	North Bay	Veterans Village of San Diego	24	24	72	TBD	TBD	TBD	To be determined	n/a	
4	6/29/2005 Update rec'd 10/02/07	N/A	UNDER REVIEW	Aztec Inn Redevelopment Project Developer considering a 100% affordable Senior project	Crossroads	AMCAL Multi-Housing, Inc.	65	65	78	\$5,525,000	\$85,000	\$70,833	To be determined	n/a	Under negotiation
5	9/24/2007	N/A	UNDER REVIEW	Willie James Jones Family Housing 48-affordable rental units - 35 very low, 12 low and 1 manager unit (104 bedrooms)	Southeastern San Diego	National Community Renaissance and Ito Girard Associates	48	47	104	\$4,451,930	\$94,722	\$42,807	To be determined	May apply for 9% tax credits - TBD	
6	12/18/2007	N/A	UNDER REVIEW	Chollas Parkway & University Avenue 79 units-78 affordable and 1 mgr. (2 br) ranging from 30-60% AMI, 1-, 2- and 3-bedrooms. 16 aff. bdrms	Crossroads	National Community Renaissance	79	78	163	\$8,080,133	\$103,591	\$49,571	To be determined	May apply for 9% tax credits - TBD	
7	1/9/2008	N/A	UNDER REVIEW	El Nido Apartments - Rehab Rehabilitation of 11 affordable rentals: 4 1-br and 7 2-br; less than 50% AMI. 18 aff. bdrms	City Heights	Interfaith Shelter Network	11	11	18	\$260,000	\$23,636	\$14,444	Redevelopment Division Line of Credit - Tax Increment	n/a	Approved by City Heights Project Area Committee
PIPELINE SUBTOTAL							463	294	660	\$23,817,063	\$81,010	\$36,086			
*	4/6/2005 Pending Revised Application	N/A	REDESIGN	The Paseo at SD State University <i>Initial application:</i> 532 student rental units (2 beds = 1 unit). 133 affordable units (40% very low, 20% low, 40% moderate-income).	College Corn.	To Be Determined	TBD	TBD	TBD	TBD	TBD	TBD	To be determined	n/a	Original Application Recommended by ELC in July 2005

APPROVED: Funding Approved by Redevelopment Agency
PENDING AGENCY: Completed internal process; awaiting Agency consideration.

UNDER REVIEW: Project's application received; being reviewed by staff.
REDESIGN: Project is in process of redesign / new application will be needed